054.0	0002	0001.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,500 /	898,500
					USE VALUE:	898,500 /	898,500
					ASSESSED:	898,500 /	898,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	E S JOHNSON CONSTR CO INC -
Owner 2:	-
Street 1:	50 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,939 Sq. Ft. of land mainly classified as Office with a Office Building built about 1950, having primarily Conc. Block Exterior and 3394 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	7939.000	330,400		568,100	898,500
Total Card	0.182	330,400		568,100	898,500
Total Parcel	0.182	330,400		568,100	898,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.73 | /Parcel: 264.7

Legal Description

User Acct 36295

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

!4393!

PREVIOUS ASSESSMENT

Parcel ID 054.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	330,400	0	7,939.	558,800	889,200	889,200	Year End Roll	12/18/2019
2019	340	FV	315,100	0	7,939.	521,500	836,600	836,600	Year End Roll	1/3/2019
2018	340	FV	315,100	0	7,939.	465,600	780,700	780,700	Year End Roll	12/20/2017
2017	340	FV	315,100	0	7,939.	409,800	724,900	724,900	Year End Roll	1/3/2017
2016	340	FV	315,100	0	7,939.	307,300	622,400	622,400	Year End	1/4/2016
2015	340	FV	269,000	0	7,939.	279,400	548,400	548,400	Year End Roll	12/11/2014
2014	340	FV	269,000	0	7,939.	279,400	548,400	548,400	Year End Roll	12/16/2013
2013	340	FV	269,000	0	7,939.	279,400	548,400	548,400		12/13/2012

PRINT

Date	Time
12/10/20	19:25:07

LAST REV

Date	Time
10/09/19	15:41:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
E S JOHNSON CON	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	9513-196		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	36295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2011	1898	Re-Roof	35,000					remove clay tile &
1/15/2008	69	New Wind	12,000	C		G9	GR FY09	
5/14/2007	342	Re-Roof	19,270	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	PH	Patrick H
4/11/2016	I & E Return	MM	Mary M
3/19/2009	Meas/Inspect	197	PATRIOT
4/25/2000	Meas/Inspect	197	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		7939		Sq. Ft.	Site		0	30.5	2.35	CA									568,071						568,100	

Total AC/HA: 0.18225 | Total SF/SM: 7939 | Parcel LUC: 340 | Office | Prime NB Desc: COMM AVG | Total: 568,071 | Spl Credit | Total: 568,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	40	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09463763
Const Adj.:	0.96062136
Adj $ / SQ:	110.411
Other Features:	9938
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437627
Depreciation:	107218
Depreciated Total:	330408

COMMENTS

BRATTLE REALTY TRUST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

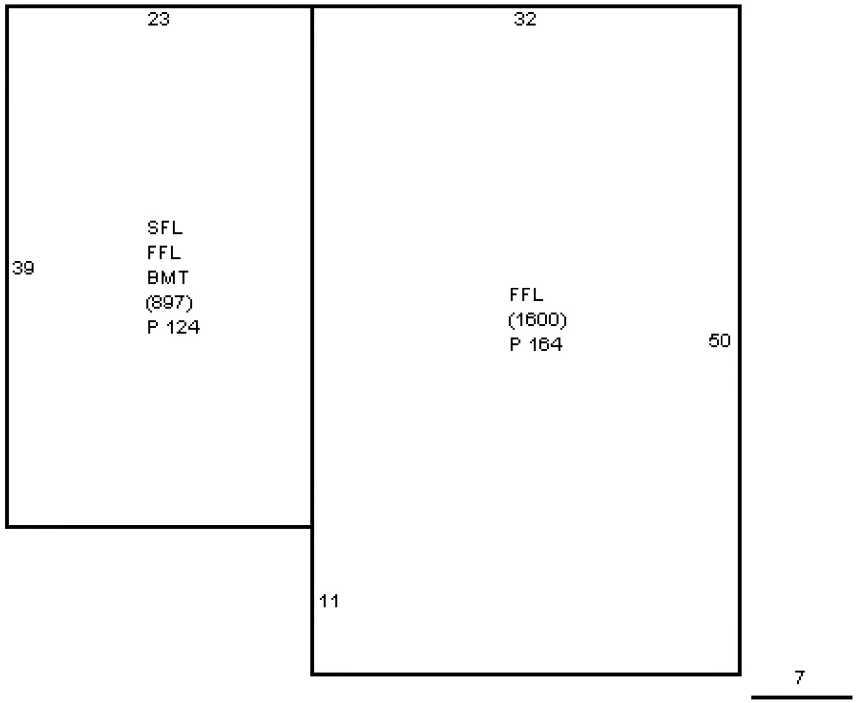
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,497	103.790	259,154
BMT	Basement	897	33.120	29,712
SFL	Second Floor	897	110.410	99,039

Net Sketched Area:	4,291	Total:	387,905
Size Ad	3394	Gross Are	4291	FinArea	3394
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	WHS	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	121.45
Special Features:	0	Val/Su Net:	77.00
Final Total:	330400	Val/Su SzAd	97.35

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

054.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	